

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING HELD ON APRIL 10, 2006
(Approved April 17, 2006)

The Board of Supervisors held a Special Meeting on Monday, April 10, 2006. Present for the meeting were supervisors Robert F. Preston, W. Atlee Rinehart, Jay Doering, Tim Roland and Rosemarie Miller. Also in attendance were Casey LaLonde, Township Manager and Planning Commission members Walt Woessner and Lance Parson. Township residents Gail Brown, Elaine Preston and Mark Morris of Coventry Greene Lane were also in attendance. Mr. Preston called the meeting to order at 7:00 p.m.

1. PUBLIC COMMENTS

There were no public comments.

2. PHASE II SEWER PROJECT

After a brief discussion of the Phase II Sewer Project, the Board agreed to increase the PennVest loan amount request to \$6,500,000, a \$500,000 increase.

Doering made a motion to approve Resolution 2006-14, the Northern Service Area Phase II Sewer Project Reimbursement Resolution for Project Costs. Rinehart seconded the motion. The motion carried 5-0-0.

Doering made a motion to approve and execute the Letter of Responsibility for the PennVest loan application. Roland seconded the motion. The motion carried 5-0-0.

Doering made a motion to approve Resolution 2006-13, the PennVest loan Resolution to Apply. Rinehart seconded the motion. The motion carried 5-0-0.

After additional discussion of the recent Chester County Health Department on-lot septic system survey, the Board approved the Township Manager to work with the Health Department in conducting a mail survey for the project area.

3. POTTSTOWN REGIONAL PLANNING COMMISSION – CASINO ISSUE

Doering made a motion that the Township Manager drafts a Resolution supporting the position of the Pottstown Regional Planning Commission on the proposed Limerick casino project. Rinehart seconded the motion. The motion carried 5-0-0.

Doering made a motion that East Coventry Township opposes the proposed Limerick casino due to the impact to the Township including increased traffic and heavy use of the Parker Ford / Linfield Road intersection and the possibility of increased crime. Rinehart seconded the motion. The motion carried 5-0-0.

In further discussion, the Board commented that a letter be written and approved by the Board advising the Pennsylvania Gaming Commission and Pottstown Regional Planning Commission that the Township is against the project. Furthermore, if the project is approved, the Township seeks funding for various road improvement projects and funding for police activities from the Commonwealth of Pennsylvania, the Gaming Commission and the casino owner.

4. ZONING ORDINANCE DISCUSSION

A continued discussion of the Zoning Ordinance occurred.

- Delete the word “triplex” from all reference in the Zoning Ordinance.
- Add a picture for “single family attached.”
- Merge definitions of “single family attached” with “townhouse” and then delete “townhouse” from the Zoning Ordinance.
- Add a definition for “row home” to the newly merged “single family attached” definition. A maximum of six (6) units shall be allowed for “single family attached” dwellings.
- Delete “adult community” from “quad” definition.

Article V – FR (Farm Residential Zoning)

- Section 502.A – delete first paragraph, “In addition . . .”

Article VI – R-1 (R-1 Residential Zoning)

- Section 600 – Delete “within areas . . .”
- Section 601.E – add “on property having a public purpose and benefit.” Carry this addition throughout all pertinent sections of the Zoning Ordinance.
- Section 601.2.A, 601.2.B and 601.2.C – add “on property having a public purpose and benefit.”

Article VII – R-2 (R-2 Residential Zoning)

- Change minimum lot width from 100’ to 125’.

Article VIII – R-3 (R-3 Residential Zoning)

- Change “Uses Permitted by Right” section to note changes in structure definition.
- Section 801.1.G – add sentence to all “Uses by Right” in FR, R-1, R-2 & R-3 – “Municipal uses are exempt.”
- Open space and recreation requirements – add reference to Section 426 of SALDO to all districts.
- Add “Two Family Attached” to Section 801.1 and 802.2.B.
- For “Single Family Attached” minimum lot width shall be 26’; 200’ maximum total block width; a minimum of 3 units per block, maximum of 6 units per block; 30’ rear yard; delete 10,000 square foot requirement.
- “Single Family Attached” in “Adult Community:” revise to include a 50’ minimum lot width.

- Fire hydrants must be within 200' of the center of a "Single Family Attached" dwelling or "Garden Apartment." Refer to Section 1333, change to 200'.
- Make request to Pennsylvania American Water for as-builts for the public water system to delineate pressure needs for hydrants.
- "Garden Apartment" – provide for 30' rear yard exclusive of buffering.

This concludes the discussion of Articles V, VI, VII and VIII.

5. OTHER BUSINESS

The Township Manager presented check in the amount of \$250.00 for Law Enforcement Training Consultants for upcoming police training. Rinehart made a motion to pay the invoice, seconded by Doering. The motion carried 5-0-0.

In regard to the upcoming Zoning Ordinance revision meetings, the Board requested that only Township Planner Wayne Grafton appear at the meetings. This will satisfy the Chester County Planning Commission grant requirements. The Township Solicitor is requested to not attend the Zoning meetings, but conduct a final review of the Zoning Ordinance at the end of the review process.

ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Rosemarie Miller
Township Secretary